

CITY OF SURREY

BY-LAW NO. 13750

A by-law to amend Surrey Zoning By-law, 1993, No. 12000,
as amended.

As amended by Bylaw No: 14406, 06/04/01

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RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE
THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Municipal Act R.S.B.C. 1996 Chapter 323, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA) AND
SINGLE FAMILY RESIDENTIAL - SECONDARY SUITE ZONE (RF-SS)
TO COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 012-316-601
Parcel "A" (Reference Plan 16694) Lot 28 Section 18 Township 2
New Westminster District Plan 1692; and

(7013 - 128 Street)

Parcel Identifier: 024-059-862
Lot 15 Section 18 Township 2 New Westminster District Plan LMP36882.

(6993 - 128 Street)

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a neighbourhood commercial shopping node.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. The following uses are permitted provided that the *gross floor area* of each individual business does not exceed 370 square metres [4,000 sq. ft.]:
 - (a) *Retail stores* excluding the following:
 - i. *adult entertainment stores*;
 - ii. *auction houses*;
 - iii. *secondhand stores* and *pawnshops*; and
 - iv. *convenience store*;
 - (b) *Personal service uses* limited to the following:
 - i. *Barbershops*;
 - ii. *Beauty parlours*;
 - iii. *Cleaning and repair of clothing*; and
 - iv. *Shoe repair shops*;
 - (c) *Office uses* excluding *social escort services*;
 - (d) *General service uses* excluding *funeral parlours*, *drive-through banks* and *vehicle rentals*;
 - (e) *Community services* and
 - (f) *Child care centres*.
2. One *dwelling unit* for each *lot*.
3. One *coffee shop* per *lot* provided that the seating capacity shall not exceed 15 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act R.S.B.C., as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum *floor area ratio* shall not exceed 0.50.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yard And Setbacks

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

- (a) *Front Yard* - 7.5 metres, [25 feet];
- (b) *Rear Yard* - 7.5 metres [25 feet]; and
- (c) *Side Yard* - 3.0 metres [10 feet].

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended:

- 1. *Principal buildings*: The *building height* shall not exceed 9 metres [30 feet].
- 2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 feet].

H. Off-Street Parking

Refer to Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *building, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
- 3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at driveway.

4. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
3. *Child care centres* shall be located on the *lot* such that these centre have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Not applicable to this Zone.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-5 Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.

7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 1993, No. 11951, as amended, and the development cost charges shall be based on the C-5 Zone.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, as amended, and the Child Care Regulations set out under B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13750."

PASSED FIRST AND SECOND READING on the 31st day of May, 1999.

PUBLIC HEARING HELD thereon on the 21st day of June, 1999.

PASSED THIRD READING on the 21st day of June, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 15th day of May, 2000.

_____MAYOR

_____CLERK